



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

Justification for Variance

The Board of Adjustment may not authorize a zoning ordinance variance unless ALL of the following criteria are met. Use the space provided to present your evidence that the requested variance complies; you may attach a separate sheet if you need more room.

1. Special circumstances/conditions exist which do not apply to other properties in the district:

See attached paper

2. Special circumstances were not created by the owner or applicant:

The existing wood fence was existing when the house was purchased it was not constructed last many years. therefore, will require repair maintenance.

3. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

By authorizing this variance, the pool will be more secure & the property will look nice, and less maintenance will be needed.

4. Authorizing the application will not be materially detrimental to person's residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

The fence in question is in no way a danger to the public; in fact it only affects the neighborhood in a positive way. It will provide added security for the pool; It enhances the aesthetics of the property and the new houses. this fence does not block the view of traffic and will not create any hiding places.

Planning and Development Services Department

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1. After learning more about the set back ordinances, many issues with the existing fence arose. We learned that the existing wooden fence was constructed too close to the sidewalk, therefore, a block fence would have to be constructed about five feet closer to the house. This will only leave between four and eight feet between the southwest corner of the house and the fence, which is barely enough room for a walkway. If we elect to rebuild the existing fence where it sits now, we would have to replace it with the same materials, wood. This may cause problems because the existing fence was not built to withstand much abuse. It has a concrete footing, but not enough vertical support to prevent it from leaning. This makes it more difficult to maintain it's structural integrity, therefore causing more repairs down the road.